

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

24a

DECISION

**TOPIC Kellerton Bird Conservation Area, Ringgold County -- Jim and
Patricia Hoffman**

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Ringgold County. The DNR managed Kellerton Bird Conservation Area is adjacent to the west of the property. Jim and Patricia Hoffman offer the 40-acre parcel for the appraised price of \$102,000.

Gary Thien, Licensed Appraiser of Council Bluffs, submitted the appraisal. Travis Baker negotiated the purchase agreement.

This property is located in east central Ringgold County, Iowa. The town of Mount Ayr is located 8 miles northwest. Greater Prairie Chickens utilize this land in the winter months picking waste grain. A portion of this tract will remain in row crop to provide a winter food source. The corn suitability rating (CSR) for the entire property is 39.8.

It is recommended that this property be acquired in conjunction with the 40-acre property owned by Jim Hoffman's mother, Marjorie Hoffman. The Marjorie Hoffman land is located adjacent to the east. This acquisition will become part of the 1,120-acre Kellerton Bird Conservation Area and will be managed by the Conservation and Recreation Division in accord with the area management plan.

Funding used for this acquisition will be 50% State Wildlife Grant and 50% REAP Non-Game funding. The property will remain on the Ringgold County property tax rolls. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
March 13, 2008

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

24b

DECISION

TOPIC Kellerton Bird Conservation Area, Ringgold County -- Marjorie Hoffman

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Ringgold County. The DNR managed Kellerton Bird Conservation Area is located one-quarter mile west of the property. Marjorie Hoffman offers the 40-acre parcel for the appraised price of \$91,000.

Gary Thien, Licensed Appraiser, of Council Bluffs, submitted the appraisal. Travis Baker negotiated the purchase agreement.

This property is located in east central Ringgold County, Iowa. The town of Mount Ayr is located 8 miles northwest. Greater Prairie Chickens utilize this land in the winter months picking waste grain. A portion of this tract will remain in row crop to provide a winter food source. The corn suitability rating (CSR) for the entire property is 40.6.

It is recommended that this property be acquired in conjunction with the 40-acre property owned by Jim Hoffman in order to insure contiguous DNR ownership. This acquisition will become part of the 1,120-acre Kellerton Bird Conservation Area and will be managed by the Conservation and Recreation Division in accord with the area management plan.

Funding used for this acquisition will be 50% Wildlife Habitat Stamp and 50% REAP Non-Game funding. The property will remain on the Ringgold County property tax rolls. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
March 13, 2008